



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

DETAILED SITE PLAN SPECIAL PERMIT

**DSP-07038
SP-070007**

Application	General Data
Project Name: Mount Rainier Corn Bin Location: On the southern side of Bunker Hill Road at its intersection with 36 th Street in Mount Rainier Applicant/Address: City of Mount Rainier One Municipal Place Mount Rainier, MD 20712	Date Accepted: 3/26/2008
	Planning Board Action Limit: 6/5/2008
	Plan Acreage: .137
	Zone: R-55/DDO
	Dwelling Units: N/A
	Square Footage: N/A
	Planning Area: 68
	Tier: Developed
	Council District: 02
	Municipality: Mount Rainier
	200-Scale Base Map: 205NE03

Purpose of Application	Notice Dates
The installation of a 121-square-foot concrete pad and a 9-foot-diameter, cylindrical, 21-foot-tall galvanized steel bin for the storage of corn to be utilized by area residents for the purposes of providing residential heat.	Adjoining Property Owners Previous Parties of Record Registered Associations: 1/11/2008 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 4/29/2008

Staff Recommendation		Staff Reviewer: R. Grover, A.I.C.P.	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-07038
Special Permit SP-070007
Mount Rainier Corn Bin

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL of the detailed site plan with conditions as described in the recommendation section of this report.

EVALUATION

This detailed site plan application was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance in the R-55 Zone.
- b. The requirements of the *Landscape Manual*.
- c. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance.
- d. The requirements of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*.
- e. The requirements of the final plat of Yost's Addition to Mount Rainier.
- f. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design staff recommends the following findings:

1. **Request:** The request in the subject application is for the installation of a 121-square-foot concrete pad, and a 9-foot-diameter, cylindrical, 21-foot tall galvanized steel bin for the storage of corn to be utilized by area residents for the purposes of providing residential heat.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	R-55	R-55
Use(s)	Community Building (Tool Shed)	Community Building and Public Use (Tool Shed and Corn Bin)
Acreage	.137	.137
Lots	1	1
Square Footage/GFA	830	951

Parking Data

	REQUIRED	PROPOSED
Number of Parking Spaces	3	3*

*These spaces shall be provided in the parking lot for the fire/police station on the adjacent parcel.

3. **Location:** The subject property is located on the southern side of Bunker Hill Road at its intersection with 36th Street in Mount Rainier.
4. **Surroundings and Use:** The subject project is bounded to the south by a paper alley with a church beyond; to the north by Bunker Hill Road, with a single-family detached dwelling across the street; to the east by a fire/police station; and to the west by a single-family detached dwelling.
5. **Previous Approvals:** The project is the subject of a final plat entitled “Yost’s Addition to Mount Rainier.”
6. **Design Features:** The project involves the installation of a 11-foot by 11-foot, 24-inch thick concrete foundation and a prefabricated nine-foot-diameter, 3 ring hopper bin manufactured by a company named “Brock” for the purpose of storing corn for individuals to use to burn as a means of heating their homes. The concrete slab will be installed on a 4-inch layer of gravel or crushed stone on a tightly compacted soil base. The hopper bin legs will be anchored in the concrete by hardware including heavy washers, a base plate, and anchor bolts. Parking for the project would be provided via a shared parking arrangement on the adjacent parcel in the fire/police station’s parking lot. Members of the cooperative would transport corn from the bin to their cars by use of a Radio Flyer wagon or wheelbarrow.

COMPLIANCE WITH EVALUATION CRITERIA

7. **The Requirements of the Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-55 Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-441, which governs permitted uses in residential zones. The proposed corn bin is a permitted public use in the R-55 Zone.
 - b. The subject application is also in conformance with the requirements of Section 27-442, which includes regulations for the R-55 Zone, except as modified by the applicable standards of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*.
8. **Landscape Manual:** The project is exempt from the requirements of the *Prince George's County Landscape Manual*.
9. **Woodland Conservation Ordinance:** In comments dated April 22, 2008, the Environmental Planning Section stated that the project is exempt from the requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance.
10. **2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District:** The subject project is located in the land area covered by the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* (the "Plan"). More particularly, the subject project is located in the multifamily residential community character area as defined in the Plan. The City of Mount Rainier acquired the subject property from the County and utilizes it as a community building (the "Tool Shed"), which is a permitted use in the multifamily residential community character area. The Tool Shed lends tools to Mount Rainier residents. Since the corn bin is not a building per se, but a public use, the corn bin would be allowed under the category of "Public Building and use, except as otherwise prohibited" as included in the use table on page 189 of the Plan. As such, it requires the approval of a special permit and hence, detailed site plan review.

While the property is designated as being in the multifamily residential community character area, its underlying zoning is R-10 and it is developed as a bungalow style single-family detached dwelling. Therefore, in comments dated May 5, 2008, the Community Planning North Division stated that the development standards of the traditional residential neighborhood character area are more appropriate for this review. A review of these development district standards resulted in the following findings regarding the subject project's compliance thereto:

Page/Standard Number	Development District Standard	Compliance of Subject Project
Page 146/Standard #18	Accessory buildings shall cover only a maximum of 25 per cent of the rear yard	The proposed accessory structure does not cover more than 25 percent of the rear yard.
Page 147/Standard #24	Accessory buildings shall be set back a minimum of 40 feet from the front lot line.	The proposed accessory structure is proposed to be set back more than 40 feet from the front lot line.
Page 147/Standard #28	Accessory buildings shall be set back from rear lot lines and alleys a minimum of two feet.	The accessory structure is set at least two feet from the paper “alley” that runs behind the property.
Page 152/Standard #7	Accessory buildings shall not exceed the height of the main ridgeline of the roof of the primary residential structure.	The accessory structure, measuring 21 feet in height, does not exceed the height of the main ridgeline of the roof of the primary residential structure.
Page 149/Standard #9	When off-site parking is used to meet the parking requirements, the applicant will need to provide satisfactory documentation to show that parking is provided off site.	Parking is to be provided on the adjacent fire/rescue station parking lot. Satisfactory documentation has been provided to staff indicating that the City of Mount Rainier has agreed to allow such parking.

11. **Final Plat Yost’s Addition to Mount Rainier:** A review of the final plat of Yost’s Addition to Mount Rainier indicates no salient plat notes. Additionally, in comments dated April 1, 2008, the Subdivision Review staff mentioned no subdivision requirements deriving from the plat.
12. **Referral Comments:** The subject application was referred to the following concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Historic Preservation**—In a memorandum dated May 6, 2008, the Historic Preservation Planning Section offered the following:
 - The subject property, which currently includes a frame bungalow from the 1920s, owned by the City of Mount Rainier, is located within the Mount Rainier National Register Historic District (#68-013) and was identified as a contributing resource within the historic district in 1990. The subject project is north of and adjacent to the St. James Church Complex Historic Site (#68-013-43). The St. James Church Complex is a property on the north side of Rhode Island Avenue that includes four substantial masonry buildings, the church and school from the late 1920s, and the convent and rectory from the 1950s. All buildings within the complex are constructed of beige striated brick, and to one degree or another, display decorative features typical of early twentieth century interpretations of the Romanesque Revival style. The rear elevations of the school and convent are visible from the developing property.
 - The property abutting the developing property to the east is Bunker Hill Fire Station (No. 55) and its associated parking lot, which will provide access to the

proposed corn bin. The proposed construction of the 21-foot tall metal silo at the rear of 3601 Bunker Hill Road will render it visible from the vicinity of Bunker Hill Road and Rhode Island Avenue, and result in a notable, non-traditional feature in the early twentieth century suburban landscape.

Although the proposed construction is not subject to the conditions of the *Prince George's County Landscape Manual*, the applicant should be required to:

- (1) move the corn bin away from the southern edge of the developing property so that it is closer to the existing structure, and
- (2) provide landscape screening for either the southern property line of the developing lot or the immediate vicinity of the corn bin, or both. As a result, the visual impact of this non-traditional feature within the community should be diminished.

Conditions to this effect have been included in the recommendation section of this report.

- b. **Archeological Review**—In a memorandum dated April 9, 2008, the staff archeologist did not recommend a Phase I archeological survey. Noting that the plan proposes the construction of a galvanized steel grain bin, she stated that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. In closing, however, she noted the presence of twenty County historic sites and historic resources and one recorded archeological site, 18PR96—The George Washington Inn, located within a one-mile radius of the site and the subject property's location in the Mt. Rainier National Register Historic District.
- c. **Community Planning**—In a memorandum dated May 5, 2008, the Community Planning Division stated that the application is not inconsistent with the 2002 General Plan development pattern policies for the Developed Tier, and that the application conforms to the requirements of the multifamily residential community character area of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*, where a public building and use, except as otherwise provided (pg. 189) requires a special permit and hence detailed site plan review. Further, she noted that since the underlying zoning is R-10 and the property is currently improved with a bungalow style single-family detached residential unit, the development standards of the traditional residential neighborhood character area are more directly relevant to the review of the subject project. Please see Finding 10 above for a detailed analysis of the applicable development district standards of the Plan and the project's compliance with those requirements.
- d. **Transportation**—In comments dated March 27, 2008, the Transportation Planning Section stated that the subject site is not located within or adjacent to any master plan transportation rights-of-way, that the use would have minimal travel impact on adjacent streets, that access is acceptable and that, in sum, the Transportation Planning Section had no objection to the subject plan.
- e. **Subdivision**—On April 1, 2008, the Subdivision Section stated that they had no comment on the subject project, although they provided a plat of "Yost's Addition to Mount Rainier" that includes the subject lot (#9) and identified it as 3601 Bunker Hill Road.

- f. **Trails**—In a memorandum dated April 29, 2008, the senior trails planner stated that page 49 of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* recommends the following improvements to Bunker Hill Road: “Provide or enhance adequate signage, bike lane striping, sidewalks, and traffic calming measures (if necessary)”. Further, he stated that there is an existing sidewalk along the subject site’s Bunker Hill Road frontage. In conclusion, however, he stated that, due to the nature of the proposed use of the property for a corn bin and the minimal road frontage of the subject lot, that he would make no master plan trails recommendations for the subject application.
- g. **Permits**—In a memorandum dated April 11, 2008, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or in the recommendation section of this report.
- h. **Environmental Planning**—In comments dated April 22, 2008, the Environmental Planning Section stated that they had no issues or comments with respect to the project, that the site is exempt from the requirements of the Prince George’s County Woodland Conservation and Tree Preservation Ordinance, and that they recommend approval with no conditions.
- i. **Fire Department**—At the time of this writing, the Prince George’s Fire/EMS Department has not provided comment on the subject project.
- j. **Department of Public Works and Transportation (DPW&T)**—In a memorandum dated May 6, 2008, DPW&T stated that the property is located on Bunker Hill Road at its intersection with 36th Street. The site is within the jurisdiction of the City of Mount Rainier and therefore, coordination with the City is required. Further, they stated that a review fee, in the amount of \$250 for commercial property is required for technical site grading review when the proposed disturbed area measures less than 5,000 square feet. Further, they stated that the proposed project is exempt from a stormwater management requirement.
- k. **State Highway Administration (SHA)**—In written comments dated April 4, 2008, SHA stated that they had no comments as access from the property is onto a county road.
- l. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated April 7, 2008, WSSC stated that 3601 Bunker Hill Road (the subject property) has an active water and sewer account.
- m. **Verizon**—On April 29, 2008, Verizon verbally informed staff that they have no comment on the subject project.
- n. **City of Mount Rainier**—A representative of the City of Mount Rainier stated that the City was in favor of approval of the subject project.
- o. **Town of North Brentwood**—On April 30, 2008, the Town of North Brentwood stated that they had no comment on the subject project.
- p. **Town of Cottage City**—On April 29, 2008, a representative of the Town of Cottage City verbally stated to staff that they had no objection to the subject project.

- q. **Town of Colmar Manor**—On May 6, 2008, a representative of the Town of Colmar Manor stated that they had no objection to the subject project.
 - r. **City of Hyattsville**—In an email dated April 25, 2008, Mayor Gardiner of the City of Hyattsville stated that they would not be offering comment on the subject project.
 - s. **Town of Brentwood**—On May 6, 2008, a representative of the Town of Brentwood stated that they had no objections to the subject project.
 - t. **Town of Bladensburg**—On May 6, 2008, the Town of Bladensburg stated that they had no comment on the subject project.
13. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9 of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-07038 and Special Permit SP-070007, subject to the following conditions:

1. Prior to signature approval, the applicant shall revise the plans or provide documents as follows:
 - a. The note stating that the subject property is located within the Traditional Neighborhood Character Area of the Gateway Arts Development District Overlay Zone shall be corrected to state that it is located in the Multifamily Residential Community Character Area of the Gateway Arts Development District Overlay Zone.
 - b. A note shall be added to the plans stating that, due to improvement of the property with a single-family detached dwelling, the Development District Standards of the Traditional Residential Neighborhood Character Area of the Gateway Arts District sector plan apply to construction of the corn bin.
 - c. The chart included in Finding 10 above, demonstrating the subject project's compliance with the applicable standards of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*, shall be added to the site plan for the project.
 - d. Parking required and provided shall be indicated for the existing non-residential use within the single-family dwelling on the property, and for the corn bin at a rate of 1 space per 500 square feet of the proposed public use.
 - e. Type of trees included on the site plan shall be accurately identified.
 - f. The applicant shall relocate the corn bin opposite and adjacent to the parking space in the southwestern corner of the parking lot for the fire/police station on the adjacent parcel, and install two staggered rows of Leyland Cypress trees planted 10 feet on center just south of the corn bin and the southern boundary of the western-most portion of the adjacent parking lot.